

BOOK 293 PAGE 604

STATE MS. DESOTO CO.

Dec '6 3 32 PM '95

WARRANTY DEED

BK 293 PG 604
W.E. DAVIS CH. CLK.

This Deed of Conveyance is this day made by the undersigned
GEORGE R. DIGBY, JR. and wife, JENNIFER H. DIGBY, hereinafter
referred to as the GRANTORS, and HAWKS INVESTMENTS, A MISSISSIPPI
GENERAL PARTNERSHIP, CONSISTING OF HERBERT MICHAEL HAWKS, PAUL
WHITFIELD, JR. AND JOSEPH BRYANT WHITFIELD, hereinafter referred to
as the GRANTEES, WITNESSETH THAT:

For and in consideration of the sum of Ten Dollars (\$10.00)
cash in hand paid by the GRANTEES, to the GRANTORS, and other good
and valuable consideration, the receipt and sufficiency of all of
which is hereby acknowledged by the GRANTORS, GEORGE R. DIGBY, JR.
and wife, JENNIFER H. DIGBY, the GRANTORS do hereby and by these
presents sell, convey, and warrant unto HAWKS INVESTMENT, A
MISSISSIPPI GENERAL PARTNERSHIP, CONSISTING OF HERBERT MICHAEL
HAWKS, PAUL WHITFIELD, JR. AND JOSEPH BRYANT WHITFIELD, the
GRANTEES, the hereinafter described real property located in
DeSoto County, Mississippi, and being described as follows, to-wit:

Part of Section 13, Township 3 South, Range 8 West, City
of Hernando, DeSoto County, Mississippi.

Beginning at a point in the centerline of Robinson
Street, said point being 600.0 feet west of the east line
of Section 13, Township 3 South, Range 8 West; thence
north 2°58' west 646.95 feet along the east line of
Riverra Subdivision to a point in the south right of way
of the Illinois Central Gulf Railroad (100 feet wide);
thence south 47°00' east 862.13 feet along said right of
way to a point in the centerline of Robinson Street;

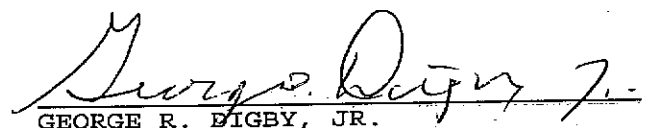
thence south 84°00' west 519.08 feet along the centerline of said street to a point; thence south 87°18' west 80.85 feet to the point of beginning and containing 4.48 acres, less and except a 20-foot right of way for Robinson Street containing 0.28 acres, leaving a net acreage of 4.20 acres, more or less. All bearings are magnetic. Said property being located in the Northeast Quarter of the Northeast Quarter of Section 13, Township 3 South, Range 8 West, DeSoto County, Mississippi.

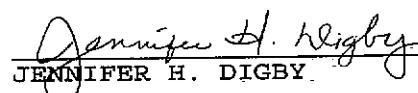
The foregoing covenant of warranty is made subject to rights of ways and easements for public roads and public utilities, subdivision and zoning regulations in effect in City of Hernando, DeSoto County, Mississippi; and to any prior reservation or conveyance of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on and under the subject property.

Taxes and assessments against said property for the year 1995 shall be prorated as of the date of this deed and taxes and assessments for the year 1996 shall be the sole responsibility of the GRANTEES, and all subsequent years are hereby excepted from the foregoing covenant of warranty.

Possession shall be given on or before January 2, 1995 at 5:00 P.M.

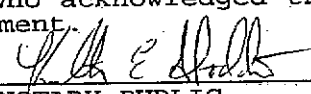
WITNESS the signatures of the GRANTORS on this the 6th day of December, 1995.


GEORGE R. DIGBY, JR.


JENNIFER H. DIGBY

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this the 6th day of December, 1995, within my jurisdiction, the within named GEORGE R. DIGBY, JR. and wife, JENNIFER H. DIGBY, who acknowledged that they executed the above and foregoing instrument.


NOTARY PUBLIC

My Commission Expires:
MISSISSIPPI STATEWIDE NOTARY PUBLIC
MY COMMISSION EXPIRES SEPT. 24, 1999

(SEAL)

GRANTORS' ADDRESS:
100 West Robinson
Hernando, MS 38632
RES. TEL.: 601-429-3615
BUS. TEL.: N/A

GRANTEES' ADDRESS:
1473 Highway 51 South
Hernando, MS 38632
RES. TEL.: N/A
BUS. TEL.: 601-429-4542

Prepared by: KENNETH E. STOCKTON
ATTORNEY AT LAW
5 WEST COMMERCE STREET
HERNANDO, MS 38632
601-429-3469

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